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Jan. 1979

Lincoln Spring
Subdivision
Lewis & Clark



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January 26, 1979

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Helena, Montana 59601

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Lewis and Clark City-County Planning Board, 38 S. Last Chance Gulch, Helena, MT 59601
Montana State Library, Helena, MT 59601
Environmental Quality Council, Helena, MT 59601
Department of Community Affairs, Helena, MT 59601
Department of Fish and Game, Helena, MT 59601
Department of Highways, Helena, MT 59601
Department of Natural Resources and Conservation, Helena, MT 59601
Montana Bureau of Mines & Geology, c/o Montana Tech, W. Park St., Butte, MT 59701
Fire Marshall Bureau, Department of Justice, Helena, MT 59601
Soil Conservation Service, 511 Sanders, Helena, MT 59601
Office of Interstate Landsales Registration, Attn: Carlton Goodwin, Title Bldg.,
Room 324, 909 - 17th Street, Denver, CO 80202
Lewis and Clark County Commissioners, Courthouse, Helena, MT 59601
Lewis and Clark County Sheriff, 15 N. Ewing, Helena, MT 59601
Governor's Office, Helena, MT 59601
Information Unit, Dept. of Health & Environmental Sciences, Helena, MT 59601
Environmental Information Center, Box 12, Helena, MT 59601
Ken Korte, Montana Historical Society, Helena, MT 59601

Re: Lincoln Springs Subdivision
Lewis and Clark County

Ladies and Gentlemen:

The enclosed preliminary environmental review has been prepared for Lincoln Springs Subdivision in Lewis and Clark County and is submitted for your consideration. Questions and comments will be accepted until February 11, 1979. One extension of time not to exceed seven days will be granted upon request if there is sufficient reason for the request. All comments should be sent to the undersigned.

Sincerely,

Edward W. Casne, Chief
Subdivision Bureau
Environmental Sciences Division

EWC:WRA:mh

Enclosures

DEPARTMENT OF HEALTH AND ENVIRONMENTAL SCIENCES
Cogswell Building, Helena, Montana 59601
(406)449-3946

PRELIMINARY ENVIRONMENTAL REVIEW

Division/Bureau Environmental Sciences Division - Subdivision Bureau

Project or Application Lincoln Springs Subdivision, Lewis & Clark County

Description of Project A 43 lot, single family home subdivision on 320 acres near Lincoln. Individual wells and on-site sewage disposal is proposed. Lot sizes vary from 2.9 to 20.6 acres. The project is located in the E½ of Section 17, Township 14 North, Range 9 West, Lewis and Clark County, Montana.

POTENTIAL IMPACT ON PHYSICAL ENVIRONMENT

	Major	Moderate	Minor	None	Unknown	Comments on Attached Pages
1. Terrestrial & aquatic life and habitats		X				*
2. Water quality, quantity and distribution			X			
3. Geology & soil quality, stability and moisture			X			
4. Vegetation cover, quantity and quality			X			
5. Aesthetics		X				*
6. Air quality			X			
7. Unique, endangered, fragile, or limited environmental resources			X			
8. Demands on environmental resources of land, water, air & energy	X ←		→ X			*
9. Historical and archaeological sites				X		

POTENTIAL IMPACTS ON HUMAN ENVIRONMENT

	Major	Moderate	Minor	None	Unknown	Comments on Attached Pages
1. Social structures and mores			X			
2. Cultural uniqueness and diversity			X			
3. Local and state tax base & tax revenue			X			
4. Agricultural or industrial production				X		
5. Human health				X		
6. Quantity and distribution of community and personal income			X			
7. Access to and quality of recreational and wilderness activities		X				*
8. Quantity and distribution of employment			X			
9. Distribution and density of population and housing			X			
10. Demands for government services	X		X			*
11. Industrial & commercial activity			X			
12. Demands for energy			X			
13. Locally adopted environmental plans & goals				X		
14. Transportation networks & traffic flows			X			

Other groups or agencies contacted or which may have overlapping jurisdiction _____

Individuals or groups contributing to this PER. Lewis & Clark County Health Dept., Dept. of Fish and Game, Dept. of Natural Resources, & Conservation, Montana Bureau of Mines & Geology, Dept. of Highways, Dept. of Community Affairs, Soil Conservation Service, Lincoln Community Ambulance Service, Lewis & Clark County Sheriff's Dept., Lewis & Clark County Road Dept., Lincoln Valley Volunteer Fire Dept.
 Recommendation concerning preparation of EIS _____

Recommend no E.I.S. _____

PER Prepared by: William R. Andes

Date: January 26, 1979

DHES/ESD-2



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TERRESTRIAL & AQUATIC LIFE AND HABITATS - The Department of Fish and Game states the subdivision is expected to be detrimental to the small population of white-tailed deer in the area due to loss of habitat.

AESTHETICS - The area was logged about two years ago and was not left in an aesthetically pleasing state. When homes are constructed and as owners develop shrubs, trees, and grasses on the sites, the area will become more attractive.

DEMANDS ON ENVIRONMENTAL RESOURCES OF LAND, WATER, AIR & ENERGY - This property is bounded by federal lands. By creating homesites in this area and improving road access to these federal lands, use of the federal lands will increase. The impact, however, would be dependent on the people residing in this area. If the residents all own mini-bikes or snowmobiles, or illegally remove trees from the forest to provide firewood, the impact could be major. On the other hand, if people purchasing these sites desire to protect this area from abuse, the impact would be minor. It is not possible, therefore, to determine the ultimate impact on land involved.

ACCESS TO AND QUALITY OF RECREATIONAL AND WILDERNESS ACTIVITIES - As mentioned earlier, access to federal lands for recreational activities will be increased.

DEMANDS FOR GOVERNMENT SERVICES - The subdivision is basically planned as a second home, retirement, or recreational subdivision. If purchasers use the homes in this development in summer, there would be no measurable effect to local government services. If purchasers desire to use their homes as a base for winter recreation, a number of problems will arise because snow removal on the county road access to the site is low priority. Due to the number of snowplows in the area and the amount of road they have to maintain, the road to the site is normally plowed only on an emergency basis. Considering the site and the popularity of winter recreation, it is probable that the residents of the development will attempt to have snow removal on the access road improved. If snow removal is not improved and the dwellings are occupied in the winter, providing police protection, fire protection, and emergency medical services will become a problem.

Finally, it has been our experience that second home developments do gradually become the primary residence. Therefore, the issue of providing services to this area in the winter will ultimately have to be addressed by the community anyway. Additionally, if these homes become the primary residence of school age children, the school system will be effected.

LINCOLN ELEMENTARY SCHOOL

School District No. 38

LINCOLN, MONTANA 59639

October 29, 1976

Mr. David R. Carlson, P.E.
Morrison - Maierle, Inc.
910 Helena Avenue
Helena, Montana 59601

Dear Mr. Carlson:

The following is submitted in response to your request for a statement as to whether or not the increased enrollment resulting from the proposed Lincoln Springs Subdivision could be accommodated by the present facilities and teachers of the Lincoln Elementary School.

Number of grades taught	8
Enrollment as of October 1, 1976	99
Maximum student capacity	160*
Number of classrooms in use Oct. 1, 1976	5
Maximum number of rooms suitable for classroom use	6
Number of fulltime equivalent classroom teachers employed as of October 1, 1976	5
Maximum number of classroom teachers that can be accommodated	6**
Number of square feet of space available for special education programs	300
Number of square feet of space available for library use. (inadequate)	300

* The capacity of the number of rooms available for classroom use and Board of Public Education Standards for Accreditation of Montana Schools. Since there are eight grades and six rooms, our computation takes into consideration the fact that there must be at least two combination grades i.e., one & two in one room, three & four in one room etc.

** An enrollment increase of three students in a critical area would require the addition of one teacher. Should additional information be needed please let me know.

Sincerely
Peter Vukad,
Principal

cc: City-County Planning Dept
PV/clk

LINCOLN ELEMENTARY SCHOOL

School District No. 13

LINCOLN, MONTANA

October 26, 1976

October 26, 1976

Morrison-Maierle, Inc.

910 Helena Avenue

Helena, Montana

Attention: Mr. Carlson

In regard to your request for a statement from School District #45 as to the impact of the James Mont. Co. subdivision on this district I submit the following information:

1.) Should the subdivision increase the enrollment of our school by the amount of ten (10) students it would force us to consider the purchase of a second bus for the Lincoln bus route. The present bus is at maximum capacity.

2.) Should the subdivision increase the enrollment of our school by the amount of ten (10) students it would force our school to consider a building program for the high school district. The present classrooms are just meeting the physical needs of present class loads.

I hope this information will assist you in your assessment of the situation and will not interfere with the opportunity James Mont. Co. desires in their development.

Thank you very much for giving us consideration, I am

Yours very truly,

Mike G. Easton
Superintendent

Sincerely,
Peter Vebad,
Principal

City-County Planning Dept
PV/clk

FISH AND GAME

3309 Brooks Street
Missoula, Montana 59801
November 9, 1976

City-County Planning Board
City-County Planning Board
38 South Main
Helena, MT 59601

Attn: Bob Lee

Dear Mr. Lee:

This concerns wildlife values in a proposed subdivision in Sec. 17, T 14 N, R 9 W northwest of Lincoln, which should be considered in subdivision planning.

Perhaps the most important wildlife value of this area is habitat for white-tailed deer. My experience indicates it is probably not a key winter concentration area for white-tails, but it does provide nearly year-long range for a small population of these deer. Subdivision is expected to be detrimental to this population.

Sincerely yours,

Reuel G. Janson

Reuel G. Janson
Regional Game Manager

RJ/pm
cc: Wynn Freeman

